



# US BANK (GROUND LEASE CHICAGO)

4765 W Cermak Rd • Chicago, IL 60804

# INVESTMENT OVERVIEW





## EXECUTIVE SUMMARY

## OFFERING SUMMARY

Price	\$2,933,000
Net Operating Income	\$242,000
Capitalization Rate – Current	8.25%
Price / SF	\$960.07
Rent / SF	\$79.21
Lease Type	NNN Ground Lease
Gross Leasable Area	3,055 SF
Year Built / Renovated	2005
Lot Size	0.56 acre(s)



## MAJOR EMPLOYERS

EMPLOYER	# OF EMPLOYEES*
United Center	5,010
Board of Educatn of Cy Chicago	5,003
Sinai Health System	4,205
Health Services Cook Cnty Bur	4,114
Ilypad International	4,000
University of Illinois Hospita	3,248
Mount Sinai Hospital	3,000
Streets and Sanitation Dept	2,813
Lakeside Building Management	2,770
Chicago Transit Authority	2,663
Go Airport Shuttle	2,500
City of Chicago	2,226

## DEMOGRAPHICS

	1-Miles	3-Miles	5-Miles
2017 Estimate Pop	44,930	354,940	933,882
2017 Census Pop	44,320	352,435	921,266
2017 Estimate HH	12,215	104,151	303,262
2017 Census HH	12,063	103,114	297,717
Median HH Income	\$37,931	\$37,371	\$43,941
Per Capita Income	\$13,533	\$15,973	\$21,971
Average HH Income	\$49,764	\$52,631	\$66,794

\* # of Employees based on 5 mile radius

## PROPERTY SUMMARY

THE OFFERING	
Property	US Bank (Ground Lease)
Property Address	4765 Cermak Road Cicero, IL 60804
Price	\$2,933,000
Capitalization Rate	8.25%
Price/SF	\$960.07

PROPERTY DESCRIPTION	
Year Built / Renovated	2005
Gross Leasable Area	3,055 SF
Zoning	Commercial
Type of Ownership	Leased Fee/Ground Lease
Lot Size	0.56 Acres

LEASE SUMMARY	
Property Subtype	Net Leased Bank
Tenant	US Bank (Ground Lease)
Rent Increases	10% Every 5 Years
Guarantor	Corporate Guarantee
Lease Type	NNN Ground Lease
Lease Commencement	5/4/2005
Lease Expiration	8/31/2025
Lease Term	20
Term Remaining on Lease (Years)	7.3
Renewal Options	Yes
Landlord Responsibility	None
Tenant Responsibility	All Repairs and Maintenance
Right of First Refusal/Offer	N/A

ANNUALIZED OPERATING INFORMATION	
INCOME	
Net Operating Income	\$242,000

RENT SCHEDULE				
YEAR	ANNUAL RENT	MONTHLY RENT	RENT/SF	CAP RATE
Current	\$242,000	\$20,167	\$79.21	8.25%
2020	\$266,200	\$22,183	\$87.14	9.08%
		\$0	\$0.00	0.00%
		\$0	\$0.00	0.00%



## NOTES

## INVESTMENT OVERVIEW

Marcus & Millichap is proud to offer for sale an absolute NNN corporate guaranteed ground lease with US Bank located in Cicero (Chicago), Illinois. The tenant originally signed a 20 year lease in 2005 and the lease will expire in August of 2025. In 2020 the lease will incur a 10% rent bump bringing the annual rent to \$266,200 for the last five years of the lease and the tenant has four 5-year options to renew. The subject property is located only approximately seven miles west of downtown Chicago. The US Bank is ideally situated as an outparcel to a large shopping center that is home to Harbor Freight Tools, AMC Showplace movie theater, Cermak Fresh Market grocery store, Dollar Tree, Rent-A-Center. Adjacent pad tenants include Taco Bell, White Castle, Chipotle, and Popeyes. This site is an ideal passive investment for an investor looking for property occupied by a credit rated tenant in the Chicago metropolitan area.

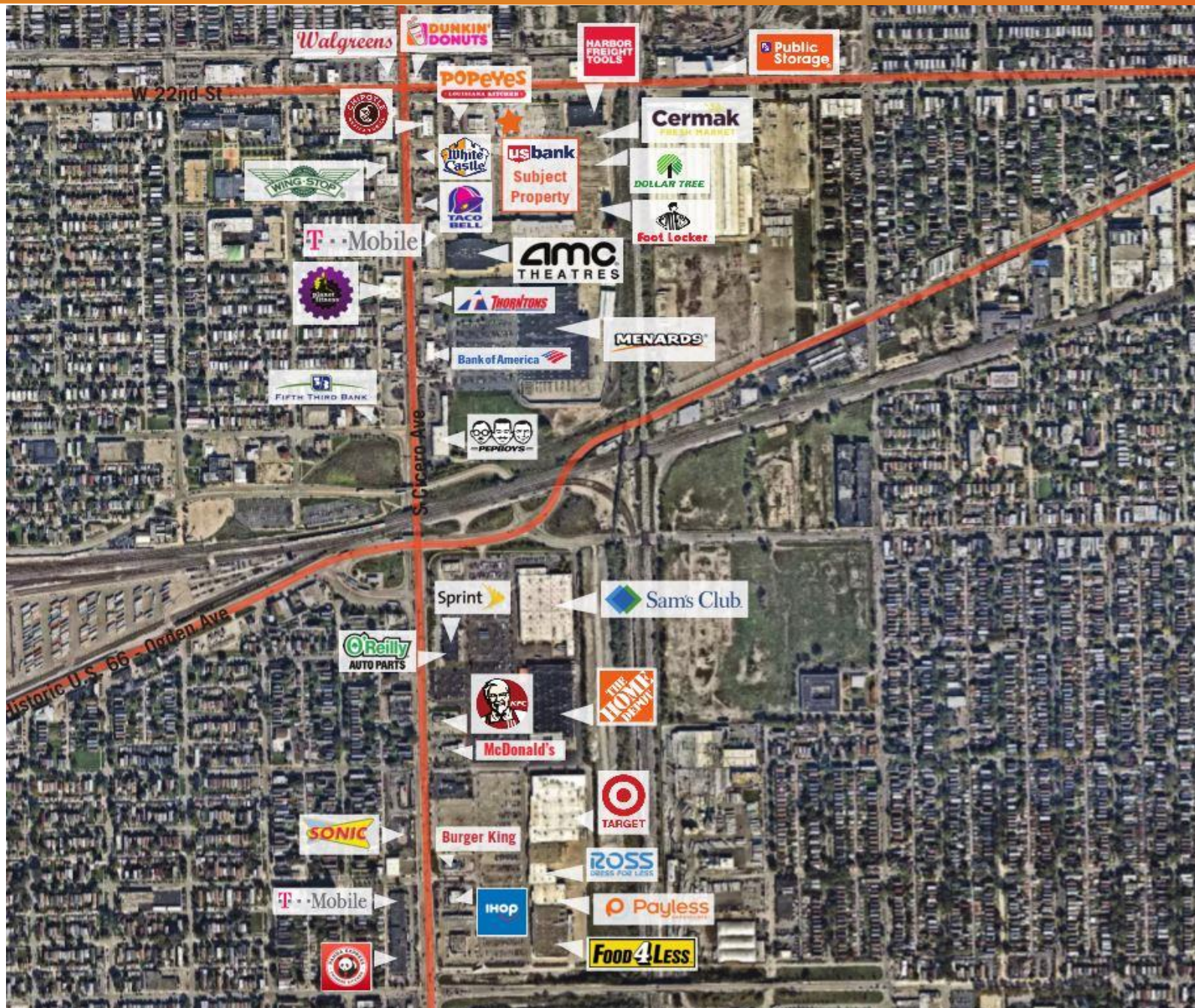
Cicero (originally known as Hawthorne) is a suburb of Chicago and an incorporated town in Cook County, Illinois. As of 2016 the town had an estimated total population of 82,992. Chicago is the third most populous city in the United States. With over 2.7 million residents, it is also the most populous city in both the state of Illinois and the Midwestern United States. It is the county seat of Cook County. The Chicago metropolitan area, often referred to as Chicagoland, has nearly 10 million people and is the third-largest in the United States. Positioned along Lake Michigan, the city is an international hub for finance, commerce, industry, technology, telecommunications, and transportation. O'Hare International Airport is the second-busiest airport in the world when measured by aircraft traffic after HartsfieldJackson Atlanta International Airport. Chicago has the fourth-largest gross metropolitan product in the world about \$640 billion according to 2015 estimates-ranking it after the metropolitan areas of Tokyo, New York City, and Los Angeles, and ranking ahead of number five London and number six Paris. The city has one of the world's largest and most diversified and balanced economies; not dependent on any one industry, with no single industry employing more than 14% of the workforce. Chicago was the second most visited city in the United States with 55 million domestic and international visitors, just behind New York City's 59 million visitors.

## INVESTMENT HIGHLIGHTS

- Absolute NNN Corporate Guaranteed Ground Lease with US Bank
- Outparcel to Major Shopping Center w/ Theater and Numerous National Retailers
- Lease Includes 10% Rental Increases Every 5 Years with Next Increase in 2020
- Located Only 7 Miles West of Downtown Chicago
- Investment Grade Tenant w/ 6+ Years Remaining of Lease Term



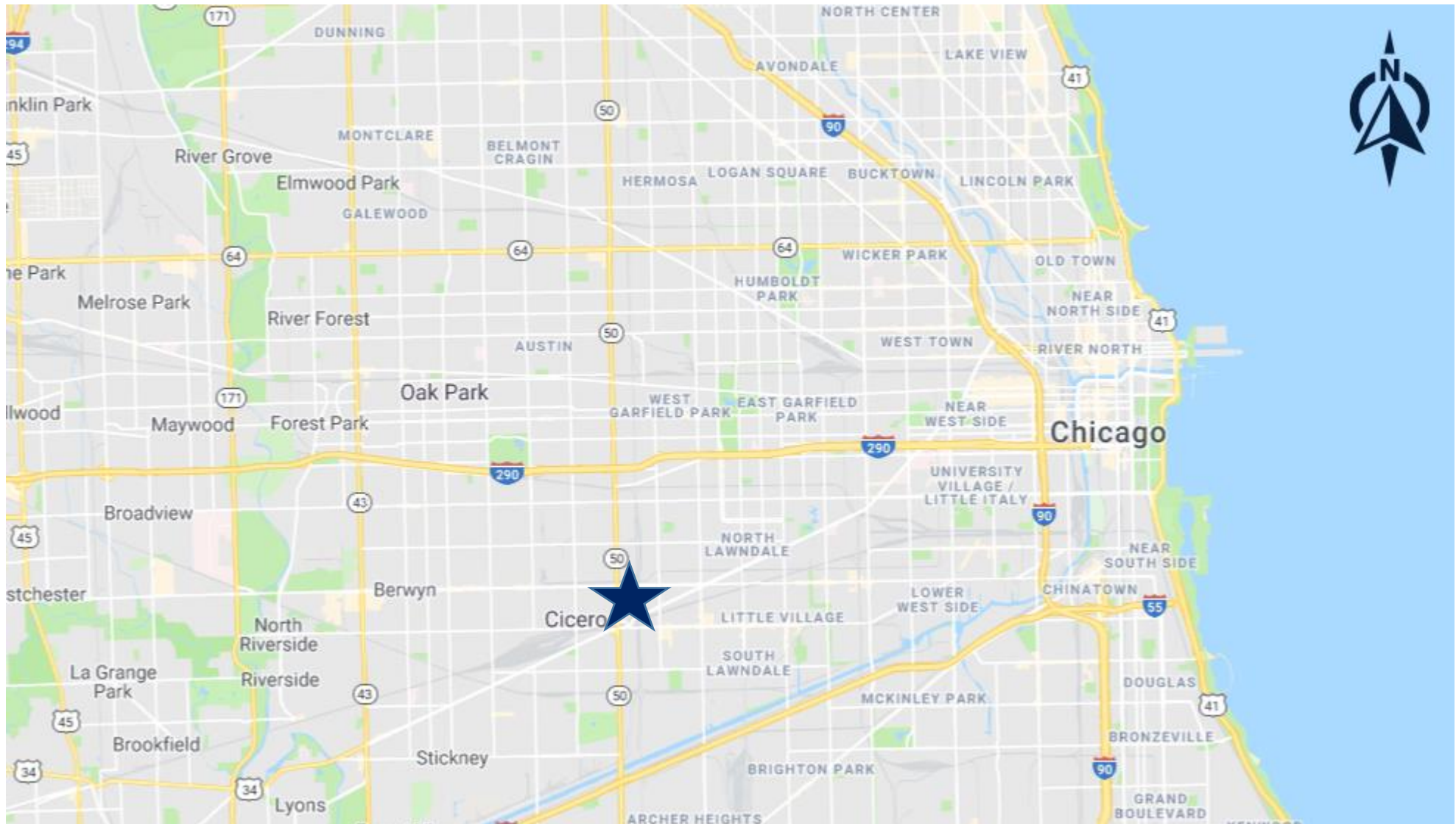




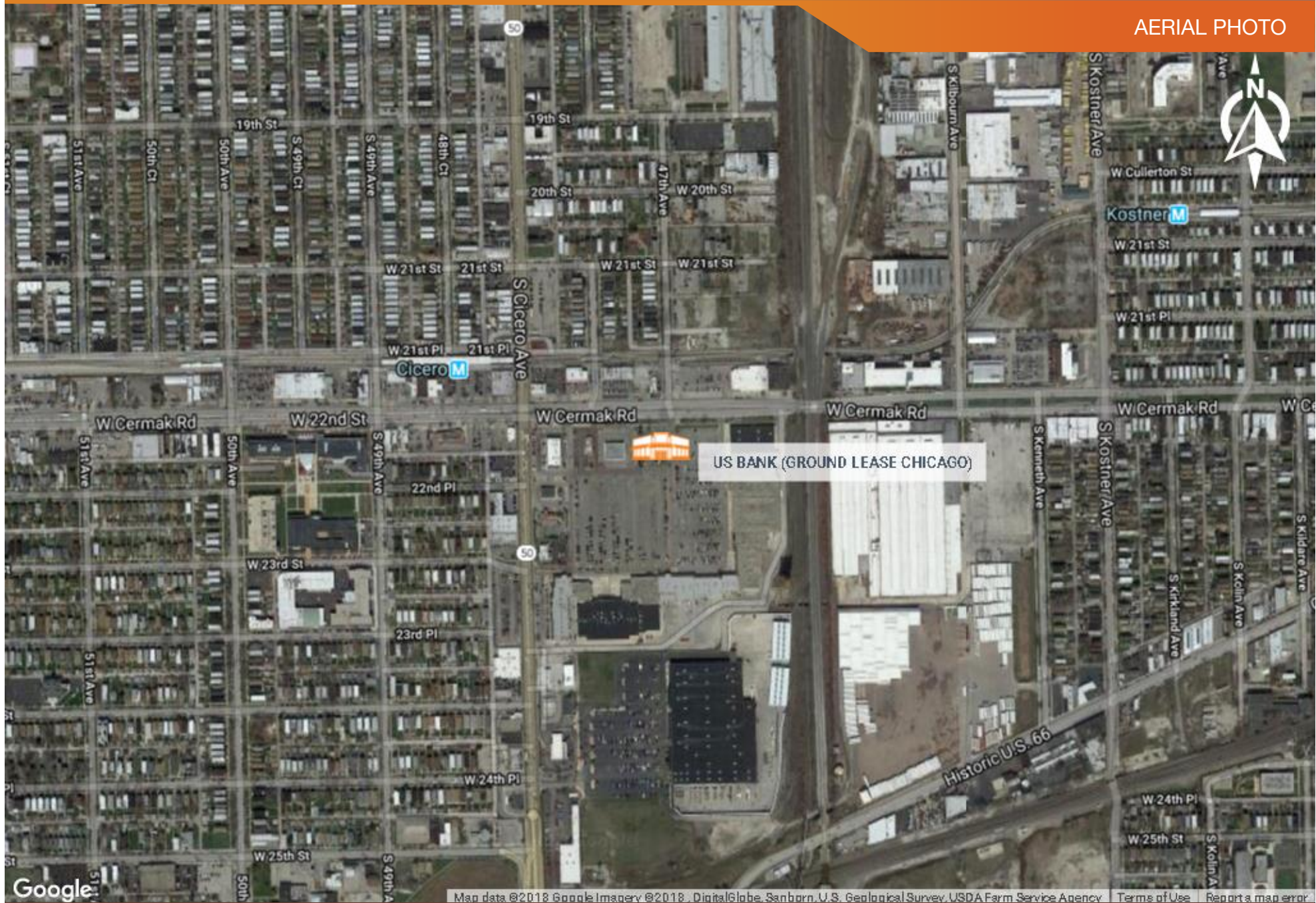




**4765 W Cermak Rd, Chicago, IL 60804**







Google

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## Downtown Chicago



**Marcus & Millichap closes  
more transactions than any  
other brokerage firm.**





# MARKET OVERVIEW



## CHICAGO OVERVIEW

Chicago-Naperville-Elgin is one of the largest metros in the nation. Also known as the greater Chicagoland area, it is bounded to the east by Lake Michigan, expands over a 5,000-square-mile region in northeastern Illinois and extends into Wisconsin and Indiana. The metro houses 9.6 million people and comprises 14 counties. The city of Chicago contains 2.7 million residents. The greatest growth during the past 20 years occurred in the western portion of the region. In recent years, however, businesses are relocating back into the city to attract young workers, supporting the development of high-rise residential towers in the downtown Chicago.

### METRO HIGHLIGHTS



#### THIRD-LARGEST METROPOLITAN AREA

The metro population trails only New York City and Los Angeles in size. It will expand to nearly 9.9 million residents by 2023.



#### WEALTH OF INTELLECTUAL CAPITAL

The number of corporate headquarters in Chicago is second only to New York City. There are 33 Fortune 500 companies based locally.



#### LARGE, DIVERSE EMPLOYMENT BASE

The Chicago metro employs more than 4.7 million individuals in an array of industries, including a growing tech sector.



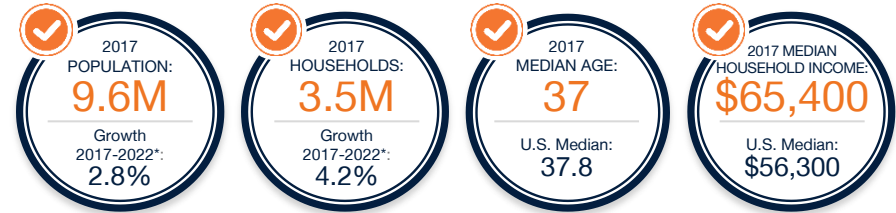




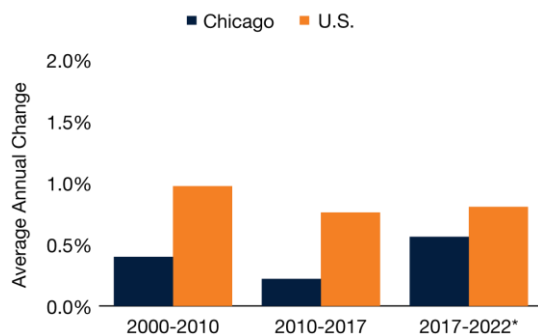
## DEMOGRAPHICS

- Chicago is the third most populous metro in the U.S. and is expected to grow by approximately 270,000 people during the next five years.
- Younger professionals moving to the area for employment provide a skilled workforce and contribute to the median age of 37 years, below that of the nation.
- World-class education institutions including Northwestern University and the University of Chicago help provide a skilled labor pool. Nearly 35 percent of residents age 25 and older hold a bachelor's degree and of these, 13 percent have also earned a graduate or professional degree, which is well above the national level.
- Local homeownership of 65 percent is slightly above the national rate of 64 percent.

## QUICK FACTS

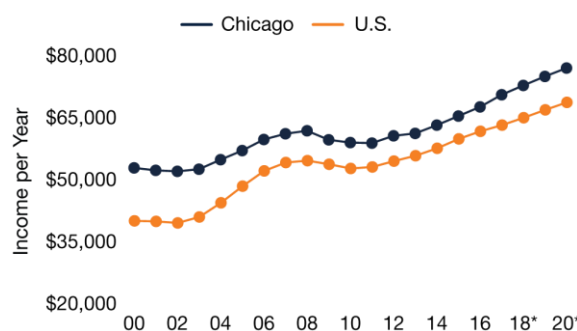


### Population Growth

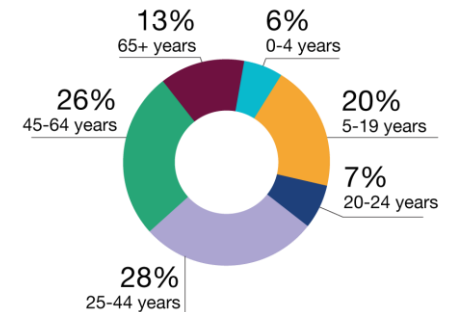


\* Forecast

### Median Household Income



### 2017 Population by Age



Created on May 2018

POPULATION	1 Miles	3 Miles	5 Miles
■ 2022 Projection			
Total Population	43,067	346,479	917,700
■ 2017 Estimate			
Total Population	44,930	354,940	933,882
■ 2010 Census			
Total Population	44,320	352,435	921,266
■ 2000 Census			
Total Population	50,540	387,781	990,947
■ Current Daytime Population			
2017 Estimate	33,976	269,951	793,539
HOUSEHOLDS	1 Miles	3 Miles	5 Miles
■ 2022 Projection			
Total Households	12,007	104,203	306,201
■ 2017 Estimate			
Total Households	12,215	104,151	303,262
Average (Mean) Household Size	3.68	3.27	3.00
■ 2010 Census			
Total Households	12,063	103,114	297,717
■ 2000 Census			
Total Households	13,198	109,326	305,188
■ Occupied Units			
2022 Projection	12,007	104,203	306,201
2017 Estimate	13,700	120,407	339,551
HOUSEHOLDS BY INCOME	1 Miles	3 Miles	5 Miles
■ 2017 Estimate			
\$150,000 or More	2.66%	3.76%	7.55%
\$100,000 - \$149,000	6.05%	7.75%	9.77%
\$75,000 - \$99,999	10.27%	10.22%	10.66%
\$50,000 - \$74,999	18.89%	16.70%	17.08%
\$35,000 - \$49,999	15.48%	14.14%	13.63%
Under \$35,000	46.64%	47.44%	41.31%
Average Household Income	\$49,764	\$52,631	\$66,794
Median Household Income	\$37,931	\$37,371	\$43,941
Per Capita Income	\$13,533	\$15,973	\$21,971

HOUSEHOLDS BY EXPENDITURE	1 Miles	3 Miles	5 Miles
Total Average Household Retail Expenditure	\$56,335	\$56,667	\$63,083
■ Consumer Expenditure Top 10 Categories			
Housing	\$15,775	\$15,977	\$17,683
Transportation	\$10,054	\$10,052	\$11,218
Shelter	\$9,883	\$9,979	\$11,068
Food	\$6,013	\$6,027	\$6,595
Personal Insurance and Pensions	\$4,507	\$4,603	\$5,431
Health Care	\$3,492	\$3,659	\$4,080
Utilities	\$3,055	\$3,090	\$3,305
Entertainment	\$2,261	\$2,288	\$2,577
Apparel	\$1,518	\$1,504	\$1,705
Household Furnishings and Equipment	\$1,391	\$1,442	\$1,645
POPULATION PROFILE	1 Miles	3 Miles	5 Miles
■ Population By Age			
2017 Estimate Total Population	44,930	354,940	933,882
Under 20	34.89%	32.02%	29.66%
20 to 34 Years	25.45%	24.50%	25.25%
35 to 39 Years	7.57%	7.39%	7.72%
40 to 49 Years	12.39%	12.76%	12.81%
50 to 64 Years	13.04%	15.01%	15.60%
Age 65+	6.65%	8.32%	8.95%
Median Age	28.80	30.84	32.10
■ Population 25+ by Education Level			
2017 Estimate Population Age 25+	25,533	212,106	583,604
Elementary (0-8)	24.70%	15.49%	13.29%
Some High School (9-11)	15.71%	16.21%	12.23%
High School Graduate (12)	30.00%	30.42%	27.78%
Some College (13-15)	13.48%	16.95%	16.75%
Associate Degree Only	4.56%	5.22%	5.45%
Bachelors Degree Only	5.87%	8.75%	13.58%
Graduate Degree	1.81%	4.11%	8.33%

Source: © 2017 Experian





### Population

In 2017, the population in your selected geography is 933,882. The population has changed by -5.76% since 2000. It is estimated that the population in your area will be 917,700.00 five years from now, which represents a change of -1.73% from the current year. The current population is 49.82% male and 50.18% female. The median age of the population in your area is 32.10, compare this to the US average which is 37.83. The population density in your area is 11,867.79 people per square mile.



### Households

There are currently 303,262 households in your selected geography. The number of households has changed by -0.63% since 2000. It is estimated that the number of households in your area will be 306,201 five years from now, which represents a change of 0.97% from the current year. The average household size in your area is 3.00 persons.



### Income

In 2017, the median household income for your selected geography is \$43,941, compare this to the US average which is currently \$56,286. The median household income for your area has changed by 22.64% since 2000. It is estimated that the median household income in your area will be \$50,490 five years from now, which represents a change of 14.90% from the current year.

The current year per capita income in your area is \$21,971, compare this to the US average, which is \$30,982. The current year average household income in your area is \$66,794, compare this to the US average which is \$81,217.



### Race and Ethnicity

The current year racial makeup of your selected area is as follows: 42.59% White, 25.14% Black, 0.04% Native American and 3.26% Asian/Pacific Islander. Compare these to US averages which are: 70.42% White, 12.85% Black, 0.19% Native American and 5.53% Asian/Pacific Islander. People of Hispanic origin are counted independently of race.

People of Hispanic origin make up 52.27% of the current year population in your selected area. Compare this to the US average of 17.88%.



### Housing

The median housing value in your area was \$209,214 in 2017, compare this to the US average of \$193,953. In 2000, there were 140,602 owner occupied housing units in your area and there were 164,586 renter occupied housing units in your area. The median rent at the time was \$490.



### Employment

In 2017, there are 294,536 employees in your selected area, this is also known as the daytime population. The 2000 Census revealed that 50.26% of employees are employed in white-collar occupations in this geography, and 49.76% are employed in blue-collar occupations. In 2017, unemployment in this area is 7.92%. In 2000, the average time traveled to work was 36.00 minutes.

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US BANK (GROUND LEASE CHICAGO)  
Chicago, IL  
ACT ID Z0110325



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